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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTON HISTORICAL COMMISSION**

DATE: June 27, 2013

PLACE/TIME: City Hall, Room 202
7:00 p.m.

ATTENDING: Donald Lang, Chair
Rodney Barker, Member
Donald Tellalian, Alternate
Brian Lever, Staff
William Roesner, Member
David Morton, Member
Leonard Sherman, Alternate
See Attendance List

ABSENT: Nancy Grissom, Member
Alfred Wojciechowski, Member

The meeting was called to order at 7:00 p.m. with Donald Lang presiding as Chair. Voting permanent members were Lang, Barker, Morton, and Roesner. Alternate members Tellalian and Sherman also voted. Roesner arrived at 7:09 and Morton left the meeting at 7:25. Brian Lever acted as recording secretary and the meeting was digitally recorded.

35 Webster Street – Landmark / Preservation Restriction Review

Attorney Steve Buchbinder presented an application to approve a site plan for additional parking. The Commission reviewed the application and site plan. Buchbinder stated that the Newton Cultural Alliance had presented a proposal for 33 parking spaces in March and that at that meeting they had been asked to reduce the number of spaces. Buchbinder stated that the proposed spaces had been reduced to 26 and that they were proposing to restore historic lighting fixtures on the property. Buchbinder further stated that the arrangement called for eight spaces off of Columbus Place, 16 off of Cherry Street and two off of Webster Street. Abutter Miles Smith (#26 Webster Street) spoke in favor of the proposed site plan. Tellalian stated that the existing topography would assist in screening the parking along Columbus Place from view along Webster Street. Roesner suggested rearranging the proposed spaces along Cherry Street. Alderman Ted Hess-Mahan spoke in favor of the project and of the difficulties finding parking in the area. Tellalian recommended using low subtle lighting on the property. Barker motioned to approve the site plan with Tellalian seconding.

At a scheduled meeting and public hearing on June 27, 2013 the Newton Historical Commission, by vote of 4-1, with one recusal

RESOLVED to approve the proposed site plan configuration at 35 Webster Street.

Voting in the Affirmative:

David Morton, Member

Rodney Barker, Member

Donald Tellalian, Alternate

Leonard Sherman, Alternate

Voting in the Negative:

William Roesner, Member

Recused from Vote:

Donald Lang, Chair

2042-2044 Beacon Street – Letter of Support / National Register Eligibility Determination

Steve Laferriere from Metro West Collaborative Development, Inc. presented a request for a determination of National Register eligibility and a letter of support for a tax credit application. Laferriere stated that the former Engine #6 fire station is proposed to be converted into permanent supportive housing facility and that as part of the conversion; Metro West was applying for tax credits to assist in funding the project. The Commission reviewed the historic documentation on the former fire station, photographs of the property and information provided on the proposed project. Sherman stated that he did not believe the building was historic. Roesner stated that he believed this was a historically significant building and a good example of Italianate style. Roesner noted some of the alterations that had occurred to the building as well as prominent architectural features such as the brick coursing, rafter tails, and the hose tower. Barker motioned to find the building eligible for listing on the National Register of Historic Places with Roesner seconding, this motion passed.

Laferriere discussed proposed changes to the building as part of the adaptive reuse project including removing the existing garage door and windows that were installed later as well as repairing and restoring the brick and cast stone exterior. Roesner recommended restoring the gable end on the front of the building as shown in historic photographs. Lang suggested that the Commission include in a letter of support recommendations for restoring the building. Sherman motioned to deny a letter of support and without a second this motion failed. Laferriere stated that some features such as windows were so deteriorated that they may have to be replicated instead of restored. Barker motioned to issue a letter of support with recommendations with Tellalian seconding, this motion passed.

At a scheduled meeting and public hearing on June 27, 2013 the Newton Historical Commission, by vote of 4-1,

RESOLVED to find the property at 2042-2044 Beacon Street eligible for listing on the National Register of Historic Places.

Voting in the Affirmative:

Donald Lang, Chair

Rodney Barker, Member

William Roesner, Member

Donald Tellalian, Alternate

Voting in the Negative:

Leonard Sherman, Alternate

Not Present:

David Morton, Member

At a scheduled meeting and public hearing on June 27, 2013 the Newton Historical Commission, by vote of 4-1,

RESOLVED to issue a letter of support for a tax credit application at 2042-2044 Beacon Street with the following recommendations: that original materials and details be retained and restored as well as that alterations be restored using historic photographs of the building; that some original features such as windows may be beyond restoration and that they be replicated in material and appearance; that the gable end on the front of the building be restored; that the tile roof on the hose tower be restored; and that the existing garage doors be removed and infilled with paneling replicating the appearance of the

historic doors. Additionally, the Commission recommends the removal of asphalt paving from the parking stalls no longer needed as part of a proposed reduction in parking area.

Voting in the Affirmative:

Donald Lang, Chair

Rodney Barker, Member

William Roesner, Member

Donald Tellalian, Alternate

Voting in the Negative:

Leonard Sherman, Alternate

Not Present:

David Morton, Member

53 Gammons Road – Demolition Review

Property owner Ron Gold presented an application to demolish the building. Commission members reviewed the application, photographs, and historical information on the neighborhood. Staff stated that this 1928 Colonial / Craftsman style residence is in a neighborhood of other early 20th century residences as well as a few modern replacement dwellings. The building was built by P. J. Creedon a builder from Dedham and owned by John and Agnes Gallagher. John worked as a heating engineer in Boston. There are few visible alterations on the building's exterior and it retains its Craftsman rafter tails, double-hung windows, and brick siding. The building also has an unusual projecting gable-end. Gold stated that the building was an anomaly on the street, not a good architectural example, obsolete, and had water and mold problems. Roesner noted that the building retained original details including the wood trim, brick façade, and rafter tails. Commission members noted that the building was in a neighborhood of other early 20th century buildings. Barker motioned to find the building preferably preserved with Roesner seconding.

At a scheduled meeting and public hearing on June 27, 2013 the Newton Historical Commission, by vote of 4-1,

RESOLVED to find the residence at 53 Gammons Road Preferably Preserved.

Voting in the Affirmative:

Donald Lang, Chair

Rodney Barker, Member

William Roesner, Member

Donald Tellalian, Alternate

Voting in the Negative:

Leonard Sherman, Alternate

Not Present:

David Morton, Member

19 Fredette Road – Demolition Review

Laurence Barron representing property owner Lillian Barron presented an application to demolish the residence. Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this 1946 Ranch style residence is located within Oak Hill Park, but not on the path system. The first owners were Verne and Geraldine Philbrook. The building has had vinyl siding added and a few replacement windows, but its form is intact. The surrounding neighborhood context consists of Oak Hill Park residences in largely original condition, altered Oak Hill Park residences, and new construction including one immediately adjacent to this property. Laurence Barron stated that the building was in poor condition and was preparing the property for sale. Patricia Canavan (40 Van Wart Path) stated that she was opposed to the demolition of the building and was concerned about the overdevelopment of Oak Hill Park. Jonathan Sneider (634 Saw Mill Brook Parkway) stated that there was new construction all around the property and that the area had already experienced significant change. Sherman motioned to find the building not preferably preserved with Roesner seconding.

At a scheduled meeting and public hearing on June 27, 2013 the Newton Historical Commission, by vote of 5-0,

RESOLVED to find the residence at 19 Fredette Road Not Preferably Preserved.

Voting in the Affirmative:

Donald Lang, Chair

Rodney Barker, Member

William Roesner, Member

Donald Tellalian, Alternate

Leonard Sherman, Alternate

Not Present:

David Morton, Member

119 Rosalie Road – Demolition Review

Property owner Jeff Shlayen presented an application to demolish the residence. Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this 1951 Ranch style residence is located in a neighborhood of other Ranch style residences as well as new construction. Like many other Ranch style homes on this street, this building was constructed by the Watley Trust, a development corporation based in Lexington. The first resident was Hyman Isenberg. This section of Rosalie Road along with adjacent Cross Hill Road and Hartman Road were developed in the late 1940s through the 1950s. Much of Hartman Road to the north has been redeveloped with new residences and the southerly section of Rosalie Road has Capes and Colonial Revival residences built during the 1920s and 1930s. Commission activity in this area has been mixed; only three nearby properties have been found preferably preserved 17, 35, and 54 Rosalie Road, none of which were Ranch style. In the immediate vicinity 135 and 111 Rosalie a Ranch and a Split-Level were not placed on a demolition delay. Shlayen stated that the neighborhood was a mix of architectural styles including new construction and that the building had had alterations including an addition at the rear. Barker stated that he was in support of preserving this building. Commission members noted the alterations to the building and mixed architectural context of the neighborhood. Roesner motioned to find the building not preferably preserved with Tellalian seconding.

At a scheduled meeting and public hearing on June 27, 2013 the Newton Historical Commission, by vote of 4-1,

RESOLVED to find the residence at 119 Rosalie Road Not Preferably Preserved.

Voting in the Affirmative:

Donald Lang, Chair

William Roesner, Member

Donald Tellalian, Alternate

Leonard Sherman, Alternate

Voting in the Negative:

Rodney Barker, Member

Not Present:

David Morton, Member

634 Saw Mill Brook Parkway – Demolition Review

Property owners Jonathan and Janice Sneider presented an application to demolish the building. Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this 1949 Ranch style home fronts on Sawmill Brook Parkway, but is adjacent to the path system. The first residents were Raymond and Marie Miller. Raymond worked as a salesman. The building has an addition added in 2005, replacement windows, and vinyl siding. The surrounding neighborhood context consists of Oak Hill Park residences in largely original condition, altered Oak Hill Park residences, and new construction. Janice Sneider stated that the building had been altered with renovations and an addition. Jonathan Sneider stated that their intention was to construct a new residence for their family as they had explored building an addition and found it to be almost as expensive as constructing a new house. Commission members discussed the alterations to the building and the neighborhood context. Tellalian motioned to find the building not preferably preserved with Roesner seconding.

At a scheduled meeting and public hearing on June 27, 2013 the Newton Historical Commission, by vote of 4-1,

RESOLVED to find the residence at 634 Saw Mill Brook Parkway Not Preferably Preserved.

Voting in the Affirmative:

Donald Lang, Chair

William Roesner, Member

Donald Tellalian, Alternate

Leonard Sherman, Alternate

Voting in the Negative:

Rodney Barker, Member

Not Present:

David Morton, Member

75-77 Auburn Street – Demolition Review

Attorney Terry Morris presented an application to remove portions of the rear of the building and construct an addition. Commission members reviewed the application, photographs of the property, historical documentation on the property and proposed plans. Staff stated that this circa 1853 Greek Revival building is located in a neighborhood with a other 19th century residences as well as 20th century residences. The building was initially owned by Obed Porter, a house painter and then later by Sylvanus Pratt, a merchant. A series of different owners have since occupied the property and built some of the additions seen on the home. The building consists of a main block, a side-gabled ell, a rear end-gabled ell, an attached one-car garage, and a rear deck. The additions while varied in form use materials and details consistent with the main block. The building has had vinyl siding added and windows replaced, but overall its form and details are still present. Greek Revival buildings are few in number compared to other architectural styles, with approximately 200 remaining in the City. Morris stated that the property was proposed to be converted into a condominium complex and that this building would become part of that complex with additional proposed units off of the rear. Jarek presented a plan showing the construction dates of various additions on the building. Commission members discussed the condition of the building and noted the changes and alterations that had occurred over time. Roesner motioned to find the building preferably preserved and Barker seconded.

At a scheduled meeting and public hearing on June 27, 2013 the Newton Historical Commission, by vote of 5-0,

RESOLVED to find the residence at 75-77 Auburn Street Preferably Preserved.

Voting in the Affirmative:

Donald Lang, Chair

Rodney Barker, Member

William Roesner, Member

Donald Tellalian, Alternate

Leonard Sherman, Alternate

Not Present:

David Morton, Member

The Commission discussed the proposed changes to the building. Staff presented a historic photograph showing 2/2 windows. Jarek stated that the proposed addition would not be higher than the existing building and would utilize the existing grade on the lot. Jarek stated that the existing attached garage would be removed along with a side entry on a rear addition. Roesner suggested breaking up the mass of the addition by moving the unit three garage eastward. Staff suggested using clapboard siding instead of the hardiboard proposed. Morris stated that they would return to a subsequent meeting with further information.

Administrative Discussion

Minutes:

The Commission approved the May 2013 minutes unanimously.

Tellalian expressed concern regarding the condition of the former Newton Centre Train Station including the deterioration of the exterior on the rear of the building. Staff stated that the building was subject to preservation restriction held by the Massachusetts Historical Commission and that the Newton Historical Commission could express its concern to them. Staff stated that such a letter would be drafted at the request of the Commission.

Meeting adjourned 10:05 PM